



City of Highland

Department of Community Development

Building Division

City of Highland
Combined Planning and Zoning Board
Minutes of the November 3, 2010 meeting

Acting Chairperson Gallatin called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, Lodes, Painter, Voegelé, and Vance. Korte was absent. Also present were City Attorney Long, Chief Building & Zoning Official Limestall, Recording Secretary Walter, and one citizen.

Minutes

The minutes of the September 1, 2010 meeting were approved with no corrections or additions.

Public Comment

Acting Chairperson Gallatin opened the Public Comment section advising the audience this is only for non-agenda items. Having received no comments Chairperson Korte closed the Public Comment Session. Gallatin swore in all attendees wishing to speak during the Public Hearing session.

Public Hearing

Acting Chairperson Gallatin opened the Public Hearing for a Special Use permit request to allow a drive-thru establishment at 40 Apex Drive Highland IL. Plocher Construction, 2808 Thole-Plocher Road Highland IL is the petitioner and representative for National Bank of Hillsboro. Scott Plocher of Plocher Construction, was in attendance to answer any questions. Limestall explained according to Section 90-201 –table 3.1 of the Municipal Zoning Code a Special Use is required for any drive-thru establishment. The National Bank of Hillsboro is requesting drive-thru lanes for the proposed new bank construction at 40 Apex Drive. Scott Plocher stated when Apex Business Park was originally developed this lot was earmarked for this type of business. Voegelé asked if the City has any concerns. Limestall stated no, but the City requests a traffic count instead of a traffic study be completed. Hearing no further comments Gallatin closed the Public Hearing. Limestall stated the City recommends approval of a Perpetual Special Use Permit. Motion made by Voegelé to recommend approval of a Perpetual Special Use Permit. Seconded by Vance. Gallatin entertained discussion on the matter. Hearing none Gallatin closed the discussion. Roll call taken. All voted yes. Motion carried.

Acting Chairperson Gallatin opened the Public Hearing for a variance request to Section 90-223 table 5.1 of the Municipal Zoning Code to allow 3-car queue space for drive thru

service lines instead of the required 5-car queue space for the first service line and 4-car queue space for each additional service line at 40 Apex Drive Highland IL. The petitioner is Plocher Construction, 2808 Thole-Plocher Road Highland IL. Scott Plocher, representing National Bank of Hillsboro, was in attendance to answer any questions. Limestall explained according to Section 90-223 –table 5.1 of the Municipal Zoning Code requires 5-car queue space for the first service line and 4-car queue space for each additional service line. Plocher commented that Plocher Construction has been able to modify the plan to allow for a 4 car queue on each lane. Lodes questioned if all four lanes are under roof. Plocher stated the fourth lane is for the ATM and an “escape lane” to drive around. Hearing no further comments Gallatin closed the Public Hearing. Limestall stated the City recommends approval of the requested variance with the modifications to the drawings. Motion made by Painter to approve the one queue stack variance. Seconded by Voegelé. Gallatin entertained discussion on the matter. Hearing none Gallatin closed the discussion. Roll call taken. All voted yes. Motion carried.

Acting Chairperson Gallatin opened the Public Hearing for a site plan review request for a Financial Institution at 40 Apex Highland IL by Plocher Construction, 2808 Thole-Plocher Road Highland IL. Scott Plocher, representing National Bank of Hillsboro, was in attendance to answer any questions. Limestall explained that any commercial or industrial project over 2500 sq ft. requires a site plane review by the Combined Planning & Zoning Board. All issues with the site have been addressed by Plocher Construction and the structure will be constructed per all code requirements. Hearing no comments Gallatin closed the Public Hearing. Limestall stated the City recommends approval of the Site plan with the modification to the queue stacking. Motion made by Voegelé to recommend approval of the Site plan with modifications. Seconded by Lodes. Gallatin entertained discussion on the matter. Lodes questioned the roof line of the building. Plocher stated it's more for aesthetics and to fit in with the look of the other buildings in the development. Hearing nothing further Gallatin closed the discussion. Roll call taken. All voted yes. Motion carried

Gallatin advised these petitions would be on the November 15, 2010 Council meeting agenda.

Voegelé brought up the subject of Business Registrations. He is concerned with the number of businesses run out of the home and hurting the businesses that occupy retail space throughout the City. Another concern is the tax revenue the city may be losing by home business owners not registering with the State and not following County and Local requirements that retail business owners abide by. He would like to bring it to the Council attention. Gallatin suggested Voegelé attend a City Council meeting, as a private citizen, and request the Council revisit implementing a Business Licensure program.

Adjournment at 7:47 p.m.